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## HISTORIC PRESERVATION COMMITTEE MEETING MINUTES September 8, 2015

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City Hall Council Chambers \* 290 North 100 West Logan, UT 84321 \* [www.loganutah.org](http://www.loganutah.org)

The meeting of the Logan City Historic Preservation Committee convened in regular session on Tuesday, September 8, 2015. Chairman Lewis called the meeting to order at 12:00 p.m.

Committee Members Present: Viola Goodwin, Amy Hochberg, David Lewis, Keith Mott, Gene Needham (Municipal Council liaison)

Committee Members Absent: Thomas Graham, Gary Olsen, Christian Wilson

Staff Members Present: Mike DeSimone, Russ Holley, Amber Reeder, Paul Taylor, Debbie Zilles

Minutes as written and recorded from the June 15, 2015 meeting were reviewed. Ms. Hochberg moved that the minutes be approved as submitted. Ms. Goodwin seconded the motion. The motion was unanimously approved.

### **PUBLIC HEARING**

**HPC 15-004 Locker 42-Logo Shop Exterior Facade Improvement** [Certificate of Appropriateness] Jason Pond, authorized agent/owner, requests an exterior façade improvement to the northern portion of the west elevation. New materials, storefronts, and paint will be applied. Proposed materials are a pre-finished metal panel system similar to the Wilson Motor Company building at 300 North Main, EIFS and anodized storefront system. Minimal to no work will be done on the southern portion of the west elevation; only minor patch and repair work as needed for sign relocation and other work located at 42 South Main in the Town Center-Historic District (TC-HD) zone; TIN 06-029-0003.

**STAFF:** Ms. Reeder reviewed the request to renovate the north side of the 2-story building. The proposed storefront renovation includes replacing the existing glass with thermally efficient glass. The windows will include a separation of the front windows to a display and transom system. A transom window will be maintained above the door. The entrance is recessed and there is no change proposed to the entrance recess. There will be some repair of the concrete and adjustment to accommodate a double-door entry. The double-door entry will be a prefinished anodized system. The change is intended to allow for easier access. The proposed renovation will maintain the recessed entry, which is a distinct element of the storefront. The display window replacement is in character with a historic storefront system and will allow for better energy efficiency for the space.

The proposed modifications are appropriate and in accordance with the Historic District Design Standards. The proposal maintains the most significant features of the building facade while allowing for repair and increased functionality. The use of a scored EIFS system will be more consistent with the existing facade and allow for a greater level of compatibility than the aluminum metal panel system.

**PROPONENT:** Jason Pond, the owner of the building, explained that he has recently purchased the former dance studio area for Locker 42 expansion. The renovation proposal contains more advanced materials for longevity purposes as stucco does not do as well over time in the harsh winter climate.

**PUBLIC:** None

**COMMITTEE:** Ms. Reeder clarified for Ms. Goodwin that the building is indicated as a part block and brick construction and has had a stucco finish on the upper facade which has had many layers of paint over the last 15 or more years.

Mr. Pond confirmed for Chairman Lewis that the proposal includes texturing and painting the tile roof with a sealant for thermal and moisture prevention.

Mr. Mott questioned the notion that stucco is less resistant than metal and said he preferred a stucco finish over an aluminum facade. Mr. Pond reminded the Committee that the metal will be colored and will not have a shiny finish. His main concern is for durability. Mr. Mott felt that the metal/aluminum treatment was too modern for the Historic District.

Chairman Lewis asked about the ledge above the door. Ms. Reeder said it is where the retractable awning was located. Mr. Pond said they are planning on maintaining and wrapping it.

Chairman Lewis complimented Mr. Pond for keeping the tile roof system but agreed that stucco would be more appropriate for the facade.

Chairman Lewis expressed concern with the metal kick plate and whether it would appear flush and look finished. Mr. Mott said he would be flexible with the materials on the lower portion of the building and the ledge above the door.

Mr. DeSimone said the proposed color scheme of blue and gray is adequate for the Historic District.

**MOTION:** Mr. Mott moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness for an exterior facade improvement as outlined in HPC 15-004 with the conditions of approval as discussed and listed below. Ms. Hochberg seconded the motion.

#### CONDITIONS OF APPROVAL

1. Any representations by the proponent at the Historic Preservation Committee hearing that is approved shall be incorporated into the final action as conditions of approval and recorded on the Certificate of Appropriateness.
2. The Historic Preservation Committee approves the proposed building elevations and designs for the storefront, transom windows, door and upper story improvements. The exterior finish will be an EIFS system, colors as proposed, with scoring to be consistent with the existing column motif.
3. Storefront anodized aluminum system for the window panes and front door will be a dark color.
4. A recessed entry is maintained with the doorway not being located closer to the front plane of the building than its current location.
5. Exterior lighting shall comply with the Land Development Code §17.36.210 and be down-lit concealed source type lighting.
6. Any new signage requires a separate sign permit to be issued by the Community Development Department.
7. The proponent is responsible to ensure that any construction is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.

8. Failure to comply with any conditions of approval shall void the permit and require a new Historic Preservation Committee hearing.

#### FINDINGS FOR APPROVAL

1. The project complies with all requirements imposed by Title 17 of the Logan Municipal Code.
2. The project is consistent with the objectives and purpose of the General Plan and Title 17 of the Logan Municipal Code by helping to maintain the Town Center (TC) zone as the central hub for Logan City and Cache Valley.
3. The building is considered a "B" evaluation in the 2011 Reconnaissance Level Surveys, and considered eligible and contributory to the historic district.
4. As conditioned, the new construction and materials share the same general features as the majority of the surrounding contributing structures and will be compatible to the entire district.
5. The project substantially complies with standards outlined in the *Historic District Design Standards* and the *Secretary of the Interior's Standards for Rehabilitation and Reconstruction*.

Moved: Keith Mott   Seconded: Amy Hochberg   **Passed: 3-0**  
Yea: V. Goodwin, A. Hochberg, K. Mott   Nay:   Abstain:

#### OTHER BUSINESS

A brochure for the 2015 *Historic Home Tour* was given to each of the Committee members. The tour, sponsored by the Cache Valley Historical Society and Cache Valley Visitors Bureau, will be held September 12, 2015. The circuit includes homes located at 22 South 300 West, 323 West 100 South, 55 North 200 West, 164 West 100 North, 192 East 100 North and 340 South 600 East in River Heights.

Mr. DeSimone advised that a professional consulting firm is being hired to update the current Historic District Design Standards. Any Committee members interested in serving on a steering committee should contact him.

Meeting adjourned at 12:40 p.m.

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Minutes approved as written and digitally recorded at the Logan City Historic Preservation Committee meeting of September 8, 2015.

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Michael A. DeSimone  
Community Development Director

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Christian Wilson  
Historic Preservation Committee Vice-Chair

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Russ Holley  
Senior Planner

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Amber Reeder  
Planner II

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Debbie Zilles  
Administrative Assistant